



Melina Close, Hayes, UB3 2RA
£350,000





Melina Close, Hayes, UB3 2RA

£350,000

- Two Bedrooms
- Conservatory
- Recently Refurbished
- Garage
- Accessible To The Uxbridge Road
- Ground Floor Maisonette
- Long Lease Remaining
- Underfloor Heating Throughout The Property
- Easy Reach To An Elizabeth Line Station
- Good Schools Nearby

Description

Allday & Miller proudly present this modern two bedroom ground floor maisonette which benefits from a long lease and a garage in a block.

An immaculate two-bedroom maisonette comprises of a spacious reception/dining room, a fitted kitchen and a family bathroom, with two well-proportioned bedrooms to the front of the property.

Further benefits include a conservatory overlooking the private rear garden and a good sized front garden providing excellent outdoor space. The property offers well-planned accommodation throughout and would make an ideal home for first-time buyers or those looking to downsize.

A fully refurbished garage with off-street parking and additional storage, complete with shelving, a new garage door and new piping.

Situation

Situated in a convenient residential location in Hayes, Melina Close is well positioned for a range of local amenities, schools and transport links. Rosedale Primary school, Wood End Park Academy and Hewens Primary School are all nearby, along with secondary education including Rosedale College and Parkside Studio College. Local bus services are within easy reach, while Hayes & Harlington Station provides Elizabeth line and National Rail connections. The property also benefits from convenient access to local shops, supermarkets and amenities along Uxbridge Road, with Hayes town centre and surrounding areas easily accessible.



Melina Close, UB3
Approximate Area = 717 sq ft / 66.6 sq m
For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.
Produced for Allday & Miller.

 **ALLDAY
& MILLER**
estate agents

A map of the Hayes End area. A green pin is located at the intersection of North Rd and Uxbridge Rd. To the left of the pin is Hayes End Community Park (Recreation...). To the right of the pin is Rosedale College, marked with a graduation cap icon. Roads shown include Hayes End Dr, Uxbridge Rd, North Rd, Tudor Rd, Cromwell Rd, and Bishops Rd. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	55	70	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales	EU Directive 2002/91/EC		England & Wales

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.